

North San Jose

Vision North San Jose

Purpose

- **Establish Proactive Planning Framework for New Jobs and Residents**
- **Provide 30-year Capacity**
- **Protect Scale and Walkability of Retail Districts and Transit Corridors**
- **Preserve “Vital Cycle” between San Jose’s Economic Competitiveness, Fiscal Viability and Quality of Life**



Existing North First Street Environment



Future North First Street Environment

Vision North San Jose



Existing North First Street Environment



Future North First Street Environment

Goals

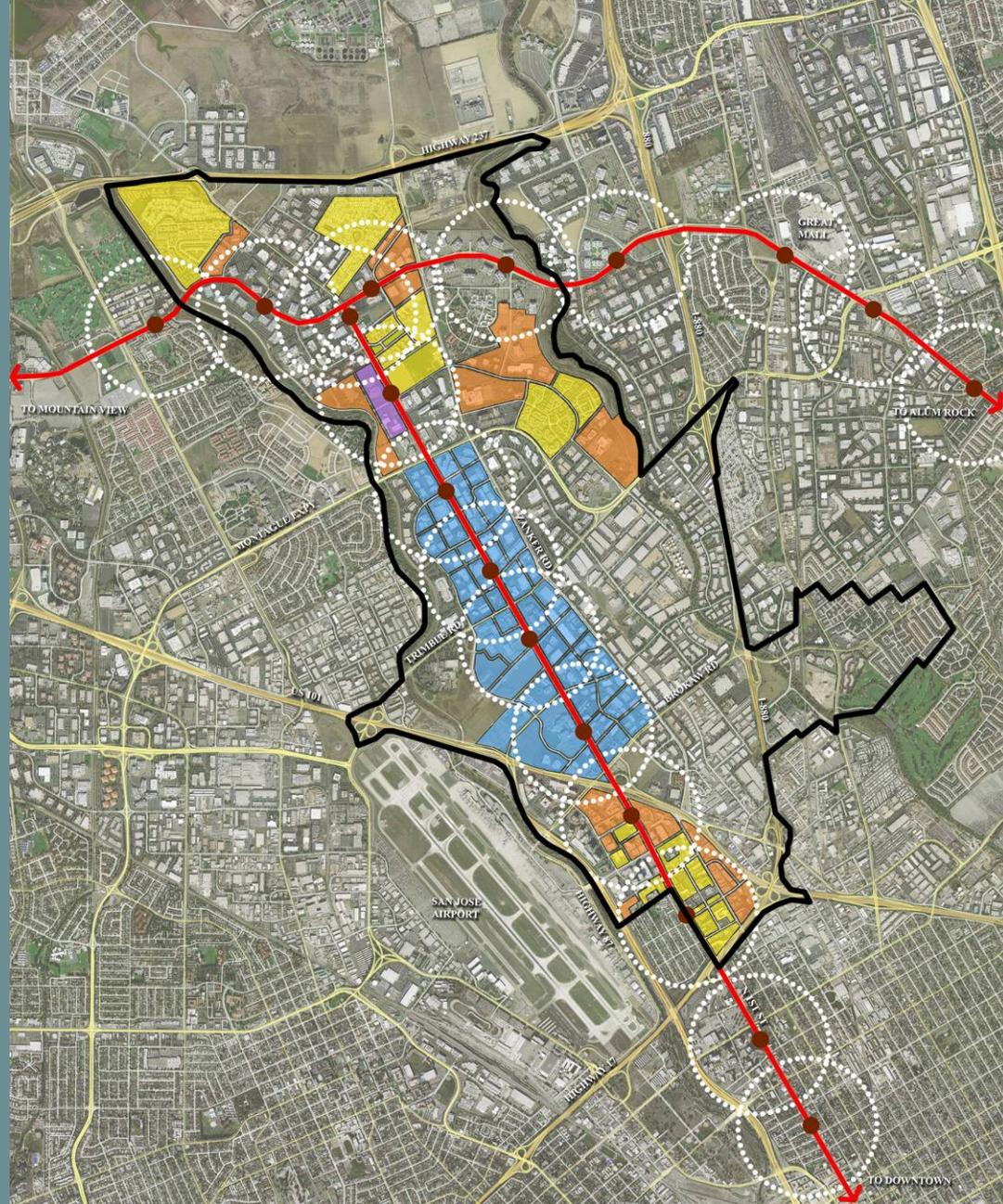
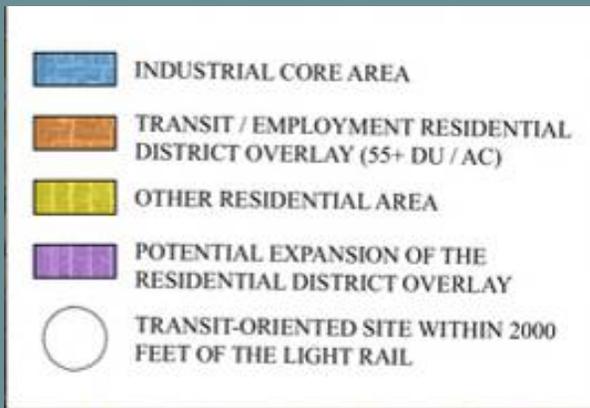
- ***Economic Growth***
- ***Livability***
- ***Long-term Vitality***

Implementation

- ***Adopted June 2005***
- ***Legal Settlement
December 2006***
- ***Project review on-going***
- ***Task Force August 2007 –
February 2008***
- ***Implementation Strategy***

Key Policy Elements

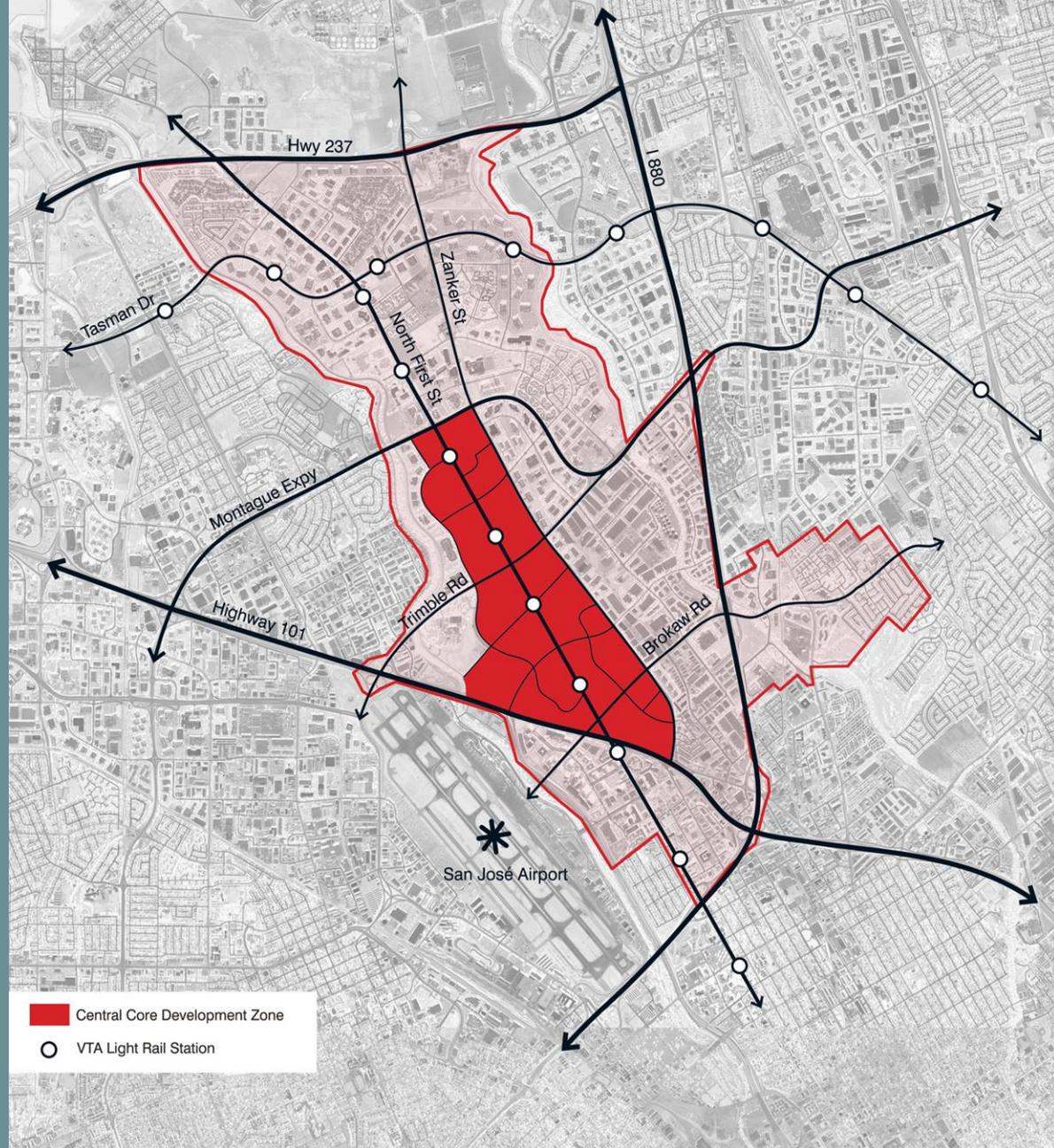
- 26.7 million sq. ft. new commercial capacity (10.7 million outside Core)
- 1.7 Million Square Feet of new Retail Space
- 32,000 new Residential Units @ 55+ du/ac
- \$570 Million Transportation Improvements
- 8 New Neighborhood Parks
- Phasing Program



North San José Area Development Policy

Industrial Core

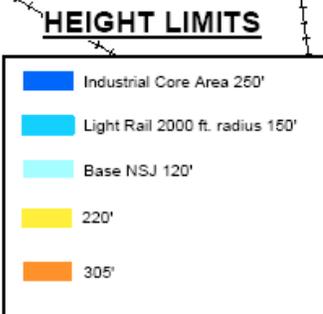
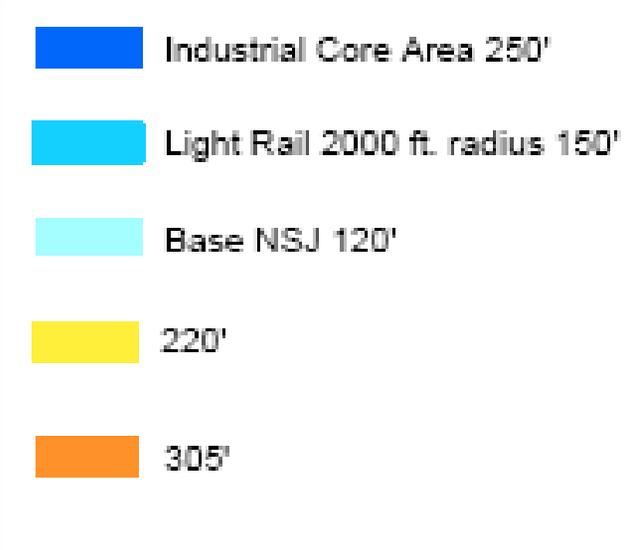
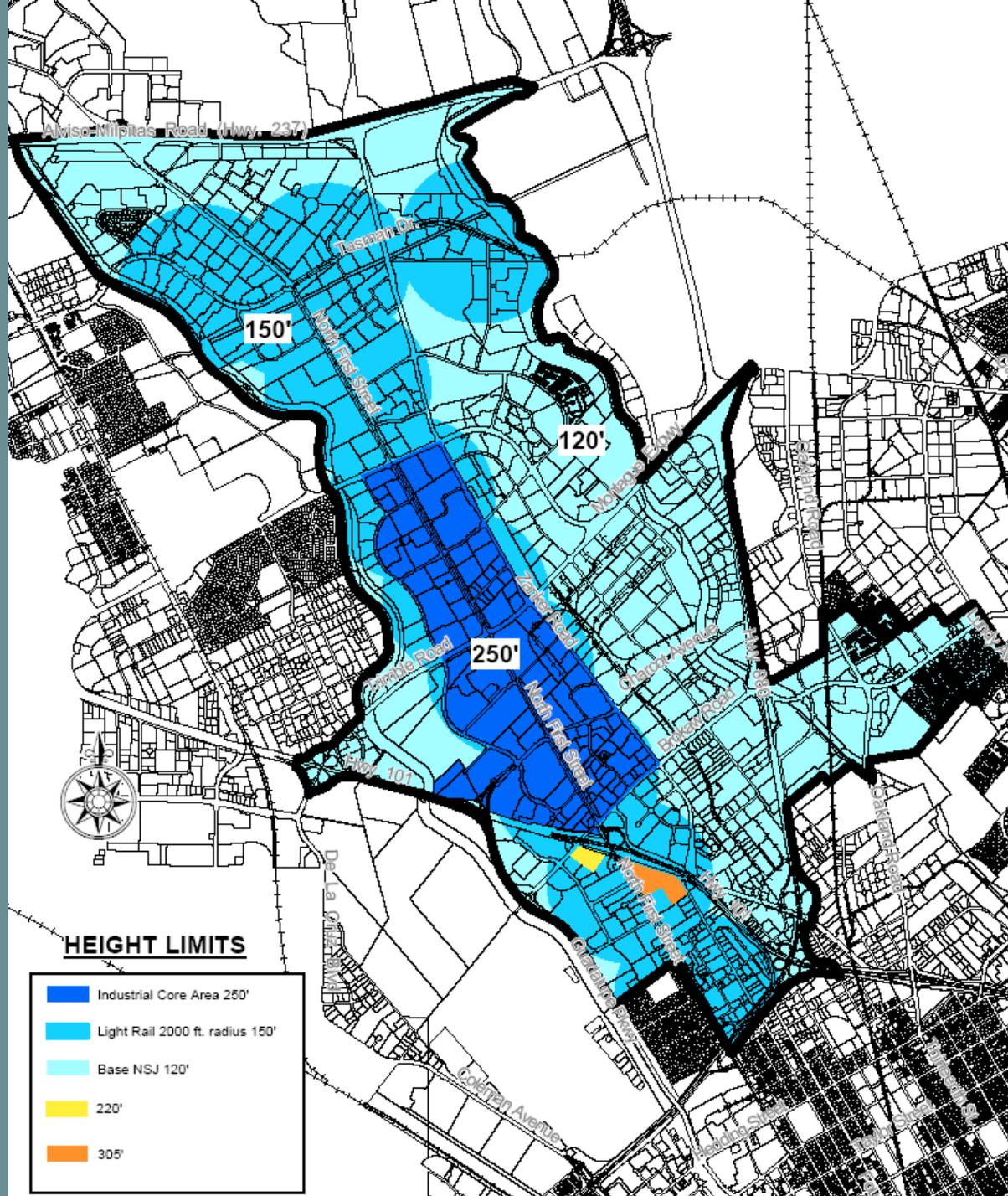
- 16 million sq. ft of net new commercial space
- 6,000 new dwellings @ 55+ du/ac
- No maximum FAR (average FAR of 1.2)
- New “grid street” system



North San José: Central Core Area

North San José Area Development Policy

Height Limits



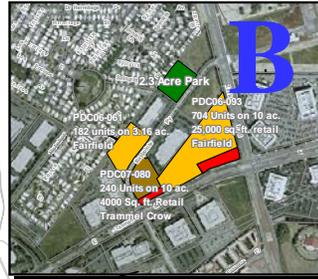
North San Jose Area Development Policy

Phase 1 Projects as of 2/1/2008

Vista Montana Area



Baypointe Area



Neighborhood Taskforce

Key Topics (Prioritized)

- “Place Making” – Design Guidelines, Walkability, etc.
- Transportation / Traffic
- Parks – Community Centers, Sports Fields, Aquatics
- Financing
- Police
- Retail
- Schools
- “Green” Design
- Water Supply / Flooding



North San Jose Permit Activity

<u><i>STATUS</i></u>	<u><i>RESIDENTIAL ZONINGS</i></u>	<u><i>INDUSTRIAL PERMITS</i></u>	<u><i>COMMERCIAL - RETAIL PERMITS</i></u>
<i>APPROVED PROJECTS</i>	<i>6,925</i>	<i>4,437,162</i>	<i>42,500</i>
<i>PENDING PROJECTS</i>	<i>3,429</i>	<i>1,488,609</i>	<i>545,584</i>
<i>TOTAL</i>	<i>10,354</i>	<i>6,225,771</i>	<i>588,084</i>

NSJ Neighborhoods Plan and Projects (North)



LEGEND



- Residential
- Retail
- Industrial Park/Office
- Public Quasi Public
- Park/Open Space
- Right of Way
- Pedestrian Connections
- Existing Residential

NSJ Neighborhoods Plan and Projects (South)



LEGEND

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- Residential
- Retail
- Industrial Park/Office
- Public Quasi Public
- Park/Open Space
- Right of Way
- Pedestrian Connections
- Existing Residential

Industrial Core



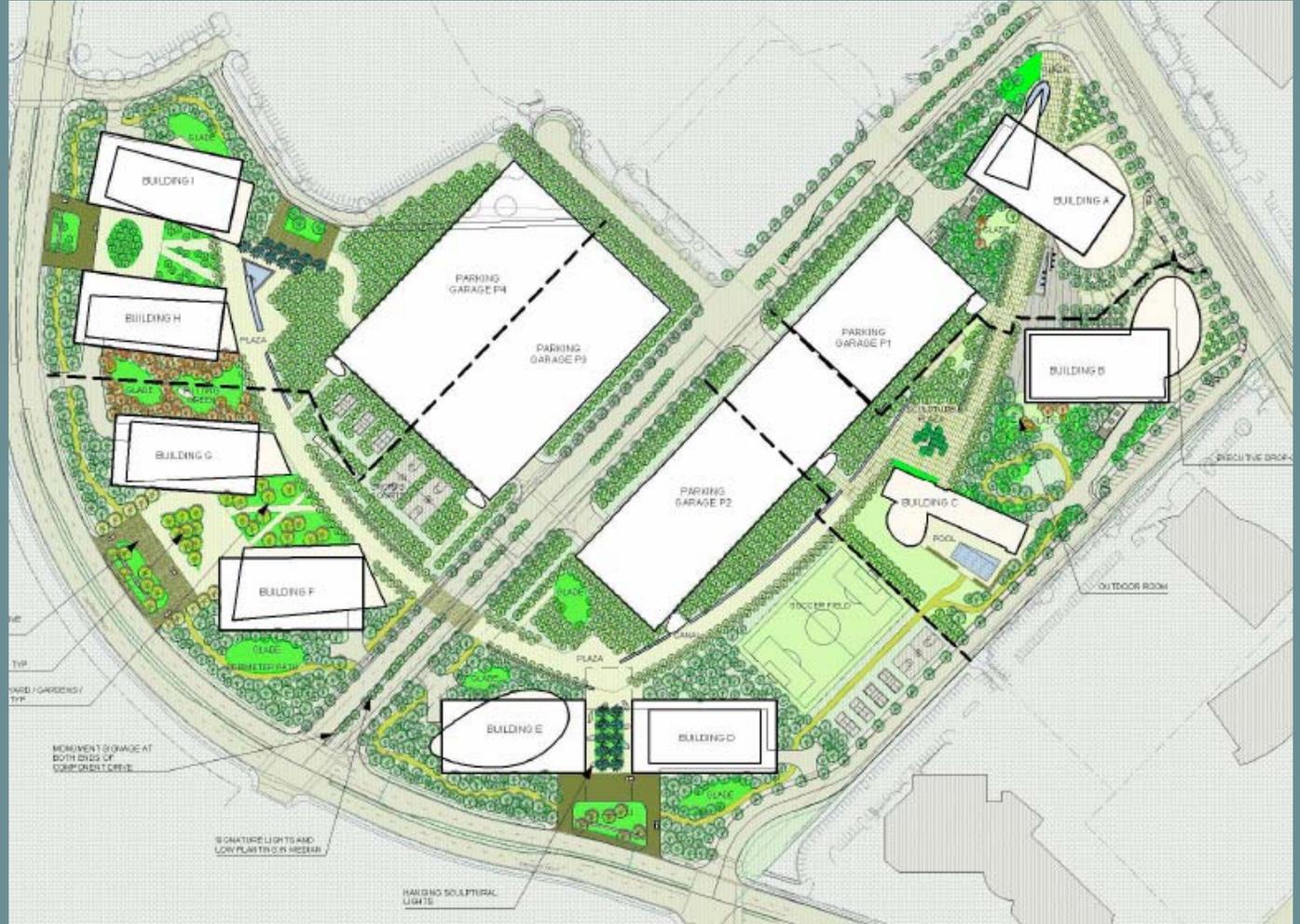
Tishman Speyer
731,677 Sq. Ft. Off/R&D Phase 1
(2.8 Million Square Feet Total)

Legacy Partners
Approx. 400,000 Sq Ft. Off/R&D

Tischman / Speyer – Campus at North 1st

Site Data

- 41 Acres
- 2.8 Million Square Feet
- 10-14 Stories



Legacy – Orchard / 101

Site Data

- 16 Acres
- 400,000 Square Feet
- 6 Stories
- Phase 2



eBay – North 1st Street

Site Data

- 48 Acres
- 2.0 Million Square Feet campus
- 190,000 Square Feet expansion



Vista Montana

CP07-070
164,000 sq.ft. Retail
Hunter/Storm

H07-018, CP07-038
73,000 Sq.Ft. Retail
170 Room Hotel
888,860 sq. ft. office
Hunter/Storm

PDC07-054
444 Units on 12.1 ac.
Equity Tasman Partners

H07-035
870,000 sq. ft Office/R&D
(599,749 Phase 1)
Novelus

PDC06-116
263 Units on 4.2 ac.
Sobrato

5 Acre Park

1 Ac. Park

PDC07-055
554 Units on 8.7 ac.
Equity Tasman Partners

Hunter Storm – @ First

Site Data

- *14 Acres*
- *890,000 Square Feet Office*
- *73,000 Square Feet Retail*
- *7 Stories*
- *Phase 2*



River Oaks



Cadence – Seely and Montague

Site Data

- **6.8 Acres**
- **208,000 Square Feet Office Expansion**



**Cadence Engineering Center
Groundbreaking
February 14, 2007**



Boston Properties – Zanker and Montague

Site Data

- *25 Acres*
- *533,000 Square Feet Office Expansion*
- *7-9 Story*



Montague / North First Street



PDC07-057

1660 Units on 32.6 ac.

40,000 Sq. Ft. Retail

Thompson/Dorfman

5 Acre Park

1 Acre Park

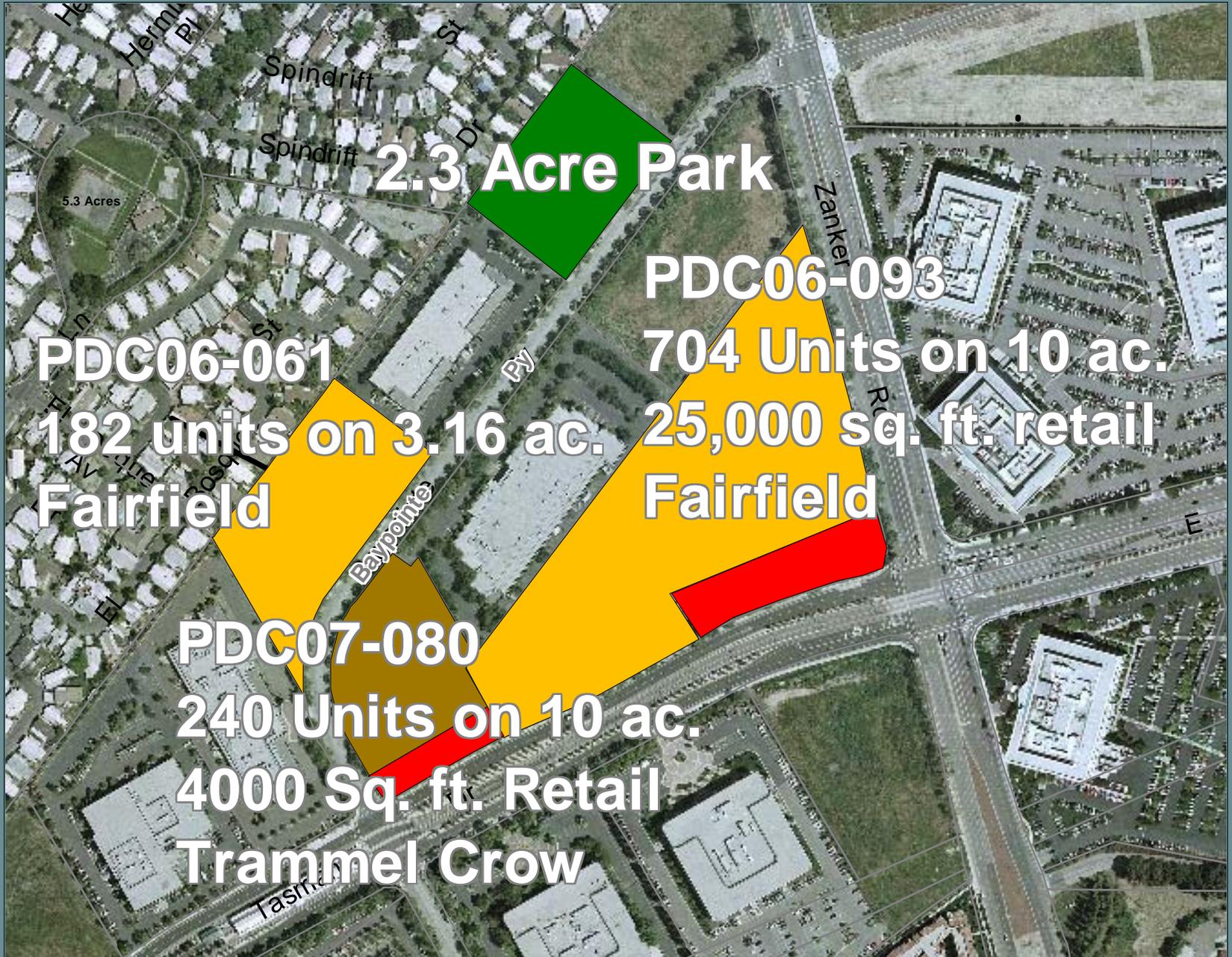
PDC05-099

575 Units on 11.2 ac.

2,700 Sq. Ft. Retail

Legacy

Baypointe



2.3 Acre Park

PDC06-093

704 Units on 10 ac.

25,000 sq. ft. retail

Fairfield

PDC06-061

182 units on 3.16 ac.

Fairfield

PDC07-080

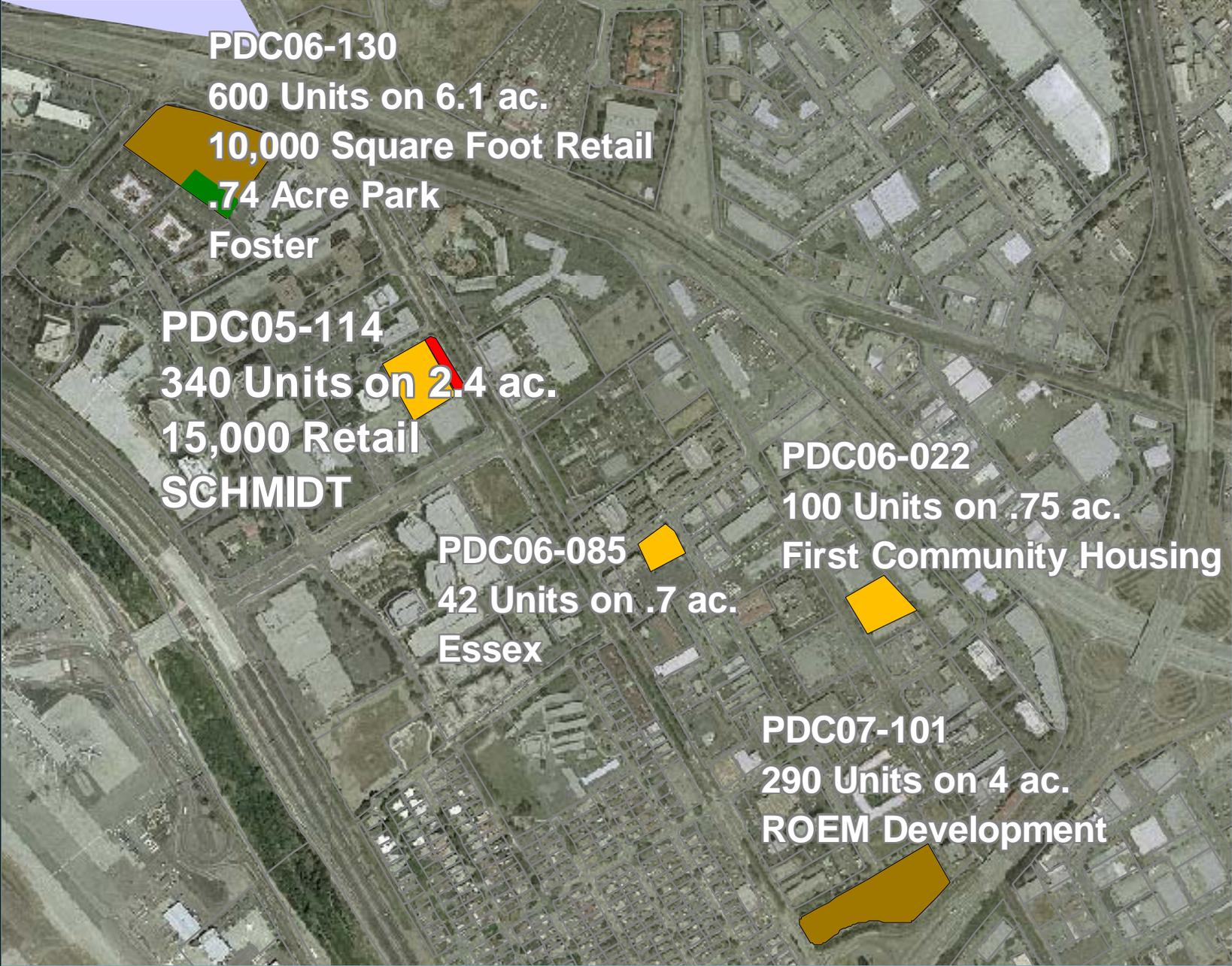
240 Units on 10 ac.

4000 Sq. ft. Retail

Trammel Crow

5.3 Acres

Rincon South



PDC06-130
600 Units on 6.1 ac.
10,000 Square Foot Retail
.74 Acre Park
Foster

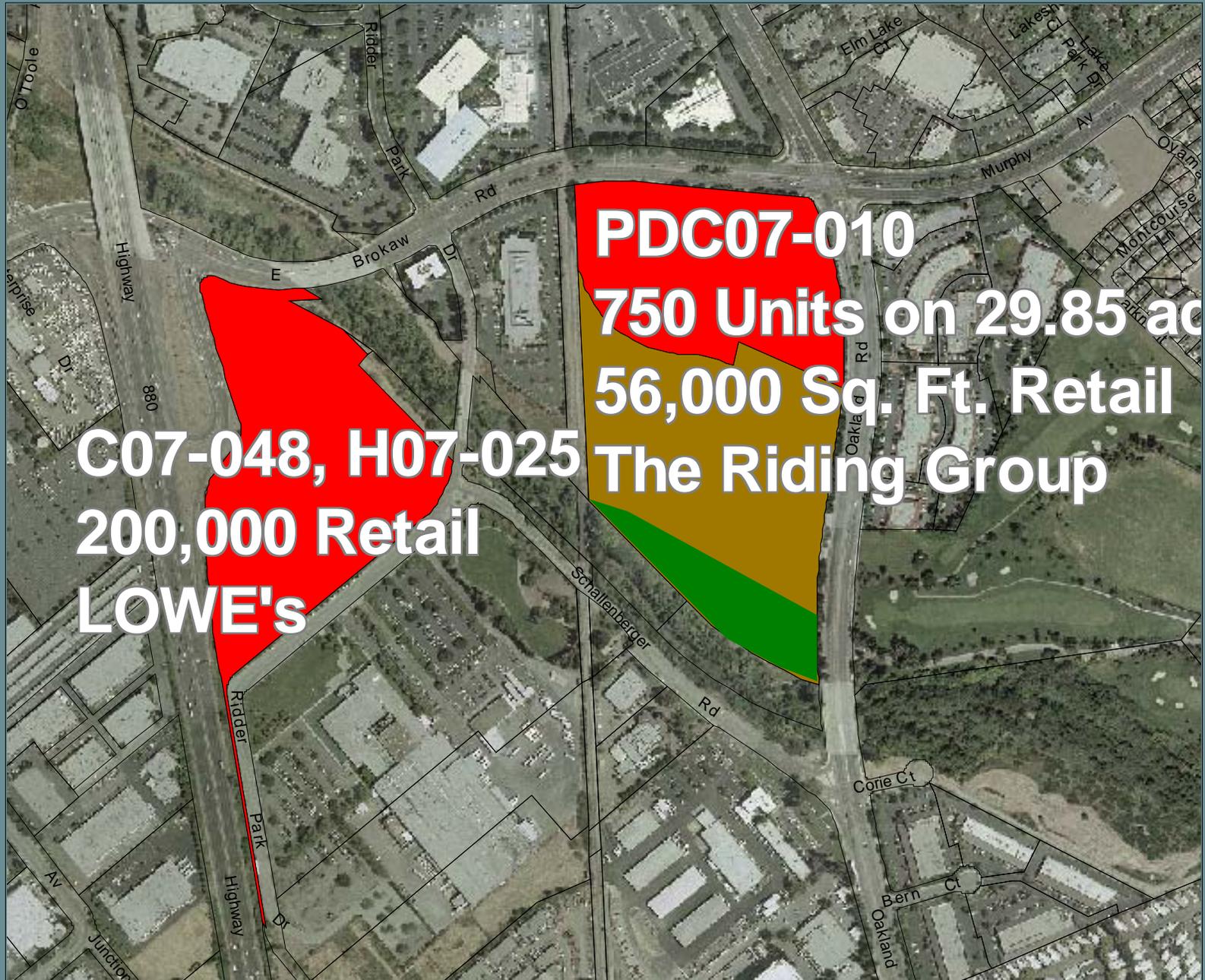
PDC05-114
340 Units on 2.4 ac.
15,000 Retail
SCHMIDT

PDC06-085
42 Units on .7 ac.
Essex

PDC06-022
100 Units on .75 ac.
First Community Housing

PDC07-101
290 Units on 4 ac.
ROEM Development

Brokaw / Old Oakland



C07-048, H07-025
200,000 Retail
LOWE's

PDC07-010
750 Units on 29.85 ac
56,000 Sq. Ft. Retail
The Riding Group

D – Brokaw Area



200,000 Retail
LOWE'S

750 Units on 29.85 ac.
56,000 Sq. Ft. Retail
The Riding Group